

KEITHwilsonCO.

MOBILE HOME PARK REAL ESTATE BROKERAGE

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10401 Pond Meadow Drive, Oklahoma City, OK 73151

FOR SALE

SKYLINE MH / RV COMMUNITY

**3200 E. Reno
Oklahoma City, OK 73117**

97 Sites | 6.92% Cap | 90% Owner Occupied/Tenant

\$6,195,000

K FOR SALE: Skyline MH/RV Community presented by Keith Wilson Co. - \$6,195,000

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SKYLINE MH / RV COMMUNITY

INTRODUCTION

Keith Wilson Co., as exclusive broker, presents for sale Skyline MH / RV Community, a 97-site manufactured housing and RV community located at 3200 E. Reno Avenue in Oklahoma City, Oklahoma. The property is positioned just east of Downtown OKC, two blocks from the I-40 / I-35 interchange, providing direct access to the city's primary employment, logistics, and entertainment corridors.

Skyline consists of a balanced mix of manufactured housing and RV sites, with ownership actively executing a conversion strategy to increase the proportion of manufactured homes over time. The community currently operates at approximately 92% occupancy and benefits from stable workforce demand driven by proximity to Downtown Oklahoma City, Tinker Air Force Base, and the broader urban core. Site rents remain below replacement cost levels, offering clear runway for continued rent growth through both mark-to-market increases and unit mix optimization.

The property features wide asphalt streets, concrete parking pads, metal perimeter fencing, and on-site maintenance facilities, reflecting strong physical fundamentals and efficient long-term operations. Utilities include municipal sewer, on-site wells with a city water connection agreement in place, and landlord-controlled electricity on RV sites, further supporting predictable cash flow.

Skyline MH / RV Community represents an opportunity to acquire a downtown-adjacent, cash-flowing manufactured housing asset in one of the most landlord-friendly and supply-constrained housing markets in the region, with multiple levers for income growth and long-term value creation.

SKYLINE MH / RV COMMUNITY

GENERAL INFORMATION

Property	Skyline MH / RV Community 3200 E. Reno Oklahoma City, OK
No. of Sites	97
Occupancy	92%
TOH/POH	81 sites – tenant owned MH/RV 16 sites – park owned homes – 4 LTOs, 8 rentals, 4 abandoned
Site Rents	MH: 50 sites – \$501/month avg. RV: 47 sites – \$527/month avg.
Age	1977
Utilities	Water – 2 wells, park provides. The park has an agreement with the city to connect to city water. Park installed a new hydrant at the front and in the rear of the community. The well draws from the same aquifer as city water. Municipal Sewer – park provides Electricity – direct billed to tenants or billed back by the community Trash – billed back
Land Area	6.25 acres with metal perimeter fencing
Streets	Excellent wide asphalt streets/curbs/speed stops/concrete parking pads
Office	Cinderblock with wellhouse and maintenance-garage door
Location	2 blocks east of the I-40/I-35 interchange, 5 miles E. of downtown OKC. 3 miles NW of Tinker AFB (25K employees).

SKYLINE MH / RV COMMUNITY

FINANCIALS

	T-12 12/1/24-11/1/25	12/1/26 In Place	
INCOME			
Other prop income.....	\$11,008.....	\$15,808	added rental shed income
Concessions.....	(1,110).....	(1,110)	
Utilities.....	19,716.....	32,928	added UTL & trash income
Prepaid.....	(4,714).....	excluded	
RV lot rent.....	293,853.....	298,500	assumes 46 occupied sites
MH lot rent.....	247,781.....	264,840	2/13/26 rent roll
Bad debt.....	(3,524).....	(3,524)	
Total Income.....	\$563,010.....	\$607,442	
EXPENSES			
Management fees.....	\$17,953.....	\$18,223	3% of total revenue
Insurance.....	15,297.....	12,284	actual premium cost
R/M.....	18,442.....	18,442	
Taxes.....	31,024.....	31,024	
Utilities			
Water testing.....	\$8,011		
Gas.....	879		
Water/sewer.....	12,027		
Electricity.....	73,925.....	94,926.....	94,926
Payroll.....	13,855.....	13,855	
G/A (includes acct.).....	2,611.....	2,611	
Contract services			
Garbage.....	\$9,076.....	9,076	
Pest control.....	990.....	990	
Landscaping.....	3,757.....	<u>3,757</u>	
Total Expenses.....	<u>\$207,847</u>.....	<u>\$205,104</u>	(34%)
Park NOI.....	\$355,163.....	\$402,338	
Home NOI.....	26,032.....	26,032	
NOI.....	\$381,195 (6.15% cap).....	\$428,370	(6.92% cap)

SKYLINE MH / RV COMMUNITY

PARK FINANCIALS 12/1/2024 – 11/1/2025

	DEC 24	JAN 25	FEB 25	MAR 25	APR 25	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	TOTAL
Income													
4100 OTHER PROPERTY INCOME													
4116 Application Fees	165.00	140.00	105.00	140.00	140.00	215.00	155.00	160.00	0.00	80.00	240.00	120.00	1,660.00
4118 Late Fees	224.55	351.48	373.52	525.00	624.56	725.44	439.13	335.87	450.00	675.00	549.36	550.00	5,823.91
4106 Other Income	0.00	162.32	0.00	773.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	935.92
4122 Tenant Fines	0.00	0.00	0.00	50.00	600.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
4138 MTM Fee	0.00	0.00	0.00	0.00	25.00	275.00	240.00	210.00	200.00	225.00	175.00	150.00	1,500.00
4162 General Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89.00	0.00	0.00	89.00
Total 4100 OTHER PROPERTY INCOME	389.55	653.80	478.52	1,488.60	1,389.56	1,565.44	834.13	705.87	650.00	1,069.00	964.36	820.00	11,008.83
4130 CONCESSIONS													
4131 Move-in Special	-210.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-395.00	-605.00
4136 Referral Credit	-75.00	-100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-175.00
4137 Rent Concession	-50.00	0.00	0.00	-100.00	0.00	0.00	-75.00	0.00	0.00	0.00	-100.00	-5.00	-330.00
Total 4130 CONCESSIONS	-335.00	-100.00	0.00	-100.00	0.00	0.00	-75.00	0.00	0.00	0.00	-100.00	-400.00	-1,110.00
4400 UTILITY INCOME													
4403 Electric	252.03	867.65	2,334.43	2,375.93	1,753.88	1,540.09	372.98	1,580.61	2,879.35	2,783.55	1,497.56	1,478.33	19,716.39
Total 4400 UTILITY INCOME	252.03	867.65	2,334.43	2,375.93	1,753.88	1,540.09	372.98	1,580.61	2,879.35	2,783.55	1,497.56	1,478.33	19,716.39
4700 Prepaid Income	-2,663.76	45.64	22.12	-2,533.14	-1,096.34	8,362.29	-9,360.75	2,868.51	627.43	-4,929.93	5,583.62	-1,639.94	-4,714.25
4110 Rental Income													
4124 RV Lot Rent	24,923.69	24,706.13	24,268.45	26,425.29	23,982.85	24,627.90	26,005.00	25,849.65	24,394.27	22,762.44	23,156.13	22,751.84	293,853.64
4126 MH Lot Rent	18,497.00	19,278.62	20,125.39	20,454.16	22,375.00	20,935.00	22,590.00	21,055.00	20,485.00	21,485.00	20,010.00	20,490.90	247,781.07
Total 4110 Rental Income	43,420.69	43,984.75	44,393.84	46,879.45	46,357.85	45,562.90	48,595.00	46,904.65	44,879.27	44,247.44	43,166.13	43,242.74	541,634.71
6119 COLLECTION LOSS (NON-POSTING)													
6120 Bad Debt	-360.21	-597.02	0.00	-739.11	0.00	-719.93	0.00	0.00	0.00	-1,105.00	0.00	-3.17	-3,524.44
Total 6119 COLLECTION LOSS (NON-POSTING)	-360.21	-597.02	0.00	-739.11	0.00	-719.93	0.00	0.00	0.00	-1,105.00	0.00	-3.17	-3,524.44
Total Income	40,703.30	44,854.82	47,228.91	47,371.73	48,404.95	56,310.79	40,366.36	52,059.64	49,036.05	42,065.06	51,111.67	43,497.96	563,011.24
Expense													
5000 Management Fees Expense	2,288.71	1,348.31	1,432.18	1,397.95	1,452.15	1,293.33	1,608.03	1,561.79	1,471.08	1,261.95	1,533.34	1,304.94	17,953.76
5010 MARKETING (NON-POSTING)													
5011 Advertising	0.00	0.00	0.00	70.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.07
Total 5010 MARKETING (NON-POSTING)	0.00	0.00	0.00	70.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.07
5050 INSURANCE EXPENSE													
5052 Building Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	151.50	0.00	0.00	151.50
5053 Liability Insurance Expense	0.00	844.60	844.60	1,401.32	1,401.32	1,401.32	1,401.32	1,401.32	1,401.32	1,401.32	1,401.32	1,401.32	14,301.08
5050 Other INSURANCE EXPENSE	844.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	844.60
Total 5050 INSURANCE EXPENSE	844.60	844.60	844.60	1,401.32	1,401.32	1,401.32	1,401.32	1,401.32	1,401.32	1,552.82	1,401.32	1,401.32	15,297.18
5100 REPAIRS & MAINTENANCE													
5116 Supplies&Equipment	590.00	0.00	238.24	0.00	0.00	179.78	0.00	16.11	2.71	0.00	0.00	0.00	1,026.84
5112 Electrical Repair	57.00	0.00	109.00	0.00	0.00	0.00	249.00	0.00	149.00	0.00	0.00	0.00	564.00
5108 Plumbing	0.00	225.00	1,391.00	589.00	1,338.00	2,047.00	0.00	1,696.00	223.00	599.00	0.00	1,883.00	9,991.00
5114 Water Well Services	1,357.89	300.00	150.00	0.00	150.00	150.00	150.00	150.00	2,444.72	150.00	1,707.84	150.00	6,860.45
Total 5100 REPAIRS & MAINTENANCE	2,004.89	525.00	1,888.24	589.00	1,488.00	2,376.78	399.00	1,862.11	2,819.43	749.00	1,707.84	2,033.00	18,442.29
5300 TAXES EXPENSE													
5301 RE Taxes	2,485.95	2,485.95	2,485.95	2,839.57	2,590.88	2,590.88	2,590.88	2,590.88	2,590.88	2,590.88	2,590.88	2,590.88	31,024.46
Total 5300 TAXES EXPENSE	2,485.95	2,485.95	2,485.95	2,839.57	2,590.88	2,590.88	2,590.88	2,590.88	2,590.88	2,590.88	2,590.88	2,590.88	31,024.46
5400 UTILITIES EXPENSE - NON POSTING													
5115 Well Water Testing	31.00	417.37	31.00	0.00	2,319.00	62.00	0.00	0.00	1,998.99	0.00	0.00	3,152.00	8,011.36
5401 Gas & Propane	135.99	70.26	109.39	126.10	95.92	62.89	50.14	46.04	45.73	45.73	45.73	45.73	879.65
5402 Water & Sewer	1,041.58	1,041.58	1,041.58	1,041.58	1,041.58	1,041.58	930.76	930.76	930.78	930.78	930.78	1,124.36	12,027.70
5403 Electric	4,198.61	5,646.55	7,420.86	6,972.67	6,237.82	5,553.21	3,643.35	5,867.67	8,424.88	7,813.18	6,364.59	5,864.01	74,007.40
Total 5400 UTILITIES EXPENSE - NON POSTING	5,407.18	7,175.76	8,602.83	8,140.35	9,694.32	6,719.68	4,624.25	6,844.47	11,400.38	8,789.69	7,341.10	10,186.10	94,926.11
5700 PAYROLL EXPENSES													
5715 Maintenance Labor	260.00	0.00	0.00	0.00	99.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	359.92
5765 Property Manager	1,623.78	1,328.26	1,010.42	1,210.26	1,110.34	1,010.43	1,010.44	1,010.44	1,010.44	1,515.66	505.22	1,150.20	13,495.89
Total 5700 PAYROLL EXPENSES	1,883.78	1,328.26	1,010.42	1,210.26	1,210.26	1,010.43	1,010.44	1,010.44	1,010.44	1,515.66	505.22	1,150.20	13,855.81
6014 G&A													
6010 Licenses and Permits	0.00	0.00	0.00	0.00	54.22	26.00	0.00	0.00	36.48	0.00	0.00	0.00	116.70
5902 Tenant Screening	148.75	42.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	191.25
5604 Software	0.00	0.00	0.00	0.00	0.00	0.00	0.00	345.00	0.00	0.00	0.00	0.99	345.99
5602 Internet Services	0.00	0.00	0.00	0.00	234.18	0.00	236.77	0.00	0.00	0.00	0.00	0.00	470.95
5601 Office Supplies	0.00	0.00	0.00	0.00	121.76	0.00	0.00	100.00	0.00	0.00	0.00	0.00	221.76
5063 Accounting Services	1,220.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,220.00
5066 Eviction Services	0.00	0.00	0.00	0.00	0.00	0.00	16.74	28.00	0.00	0.00	0.00	0.00	44.74
Total 6014 G&A	1,368.75	42.50	0.00	0.00	410.16	26.00	253.51	473.00	36.48	0.00	0.00	0.99	2,611.39
6015 Contract Services													
5404 Garbage	692.63	692.63	692.63	692.63	692.63	792.63	803.45	803.45	803.45	803.45	803.45	803.45	9,076.48
5109 Pest Control	850.00	140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	990.00
5104 Landscaping	0.00	0.00	0.00	0.00	13.47	0.00	561.89	970.89	561.89	1,123.78	561.89	0.00	3,793.81
Total 6015 Contract Services	1,542.63	832.63	692.63	692.63	706.10	792.63	1,365.34	1,774.34	1,365.34	1,927.23	1,365.34	803.45	13,860.29
Total Expense	17,826.49	14,583.01	16,956.85	16,341.15	18,953.19	16,211.05	13,252.77	17,518.35	22,095.35	18,387.23	16,445.04	19,470.88	208,041.36
NOI	22,876.81	30,271.81	30,272.06	31,030.58	29,451.76	40,099.74	27,113.59	34,541.29	26,940.70	23,677.83	34,666.63	24,027.08	354,969.88

SKYLINE MH / RV COMMUNITY

HOME FINANCIALS 12/1/2024 – 11/1/2025

	DEC 24	JAN 25	FEB 25	MAR 25	APR 25	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	TOTAL
Income													
4100 OTHER PROPERTY INCOME													
4116 Application Fees	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
Total 4100 OTHER PROPERTY INCOME	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
4130 CONCESSIONS													
4131 Move-in Special	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-105.00	-105.00
4137 Rent Concession	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-50.00	0.00	-50.00
Total 4130 CONCESSIONS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-50.00	-105.00	-155.00
4700 Prepaid Income	0.00	169.36	-165.00	1.00	-3.00	772.64	-775.00	0.00	850.00	-850.00	0.00	0.00	0.00
4110 Rental Income													
4127 MH Rental Payment	1,885.00	2,138.69	2,289.17	2,555.00	2,555.00	2,530.00	2,845.00	2,530.00	2,530.00	2,155.00	2,265.00	2,370.00	28,647.86
4103 LTO Payment	700.00	700.00	340.00	1,350.00	700.00	990.00	1,390.00	1,344.52	1,435.48	1,390.00	1,209.57	1,166.19	12,715.76
Total 4110 Rental Income	2,585.00	2,838.69	2,629.17	3,905.00	3,255.00	3,520.00	4,235.00	3,874.52	3,965.48	3,545.00	3,474.57	3,536.19	41,363.62
Total Income	2,585.00	3,008.05	2,464.17	3,906.00	3,327.00	4,292.64	3,460.00	3,874.52	4,815.48	2,695.00	3,424.57	3,431.19	41,283.62
Expense													
5000 Management Fees Expense	110.50	90.24	81.55	117.18	99.81	128.78	103.80	116.24	144.46	80.85	102.74	102.94	1,279.09
5050 INSURANCE EXPENSE													
5052 Building Insurance Expense	0.00	81.25	81.25	309.12	309.12	309.12	309.12	309.12	309.12	309.12	309.12	309.12	2,944.58
5050 Other INSURANCE EXPENSE	81.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81.25
Total 5050 INSURANCE EXPENSE	81.25	81.25	81.25	309.12	309.12	309.12	309.12	309.12	309.12	309.12	309.12	309.12	3,025.83
5100 REPAIRS & MAINTENANCE													
5116 Supplies&Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	942.77	0.00	942.77
5112 Electrical Repair	0.00	0.00	0.00	565.00	0.00	0.00	0.00	0.00	0.00	0.00	109.00	0.00	674.00
5108 Plumbing	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	189.00	45.00	0.00	484.00
5100 Other REPAIRS & MAINTENANCE	375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375.00
Total 5100 REPAIRS & MAINTENANCE	375.00	0.00	0.00	815.00	0.00	0.00	0.00	0.00	0.00	189.00	1,096.77	0.00	2,475.77
5103 DONOT USE HVAC Repair (USE 5157 Turn - HV.	275.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00
5300 TAXES EXPENSE													
5305 Personal Property Taxes	125.00	125.00	125.00	74.08	74.08	74.08	74.08	74.08	74.08	74.08	74.08	74.08	1,041.72
Total 5300 TAXES EXPENSE	125.00	125.00	125.00	74.08	74.08	74.08	74.08	74.08	74.08	74.08	74.08	74.08	1,041.72
5700 PAYROLL EXPENSES													
5715 Maintenance Labor	0.00	0.00	0.00	0.00	33.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.31
5765 Property Manager	0.00	442.74	336.80	403.42	370.11	336.81	336.82	336.82	336.82	505.23	168.41	383.40	3,957.38
Total 5700 PAYROLL EXPENSES	0.00	442.74	336.80	403.42	403.42	336.81	336.82	336.82	336.82	505.23	168.41	383.40	3,990.69
6014 G&A													
5063 Accounting Services	305.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	305.00
Total 6014 G&A	305.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	305.00
6015 Contract Services													
5109 Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	300.00
Total 6015 Contract Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	300.00
5150 R&M TURNS (NON-POSTING)													
5151 Turn - Paint	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	975.00	0.00	975.00
5152 Turn - Doors & Sheetrock	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.00	0.00	330.00
5157 Turn - HVAC - Cleaning & Repairs	0.00	89.00	0.00	0.00	0.00	0.00	175.00	0.00	0.00	389.00	75.00	0.00	728.00
5158 Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	125.00	150.00	0.00	525.00
Total 5150 R&M TURNS (NON-POSTING)	0.00	89.00	0.00	0.00	0.00	0.00	175.00	250.00	0.00	514.00	1,530.00	0.00	2,558.00
Total Expense	1,271.75	828.23	624.60	1,718.80	886.43	848.79	998.82	1,086.26	864.48	1,672.28	3,581.12	869.54	15,251.10
NOI	1,313.25	2,179.82	1,839.57	2,187.20	2,440.57	3,443.85	2,461.18	2,788.26	3,951.00	1,022.72	-156.55	2,561.65	26,032.52

SKYLINE MH / RV COMMUNITY

PARK RENT ROLL (2 OF 2)

Tenant	Unit	Unit Type	Market Rent	Rent	Vacancy Loss	Misc. Charges	Total Charges	Balance	Security Deposit	Increase Amount	Last Rent Increase	Move In	Move Out	Lease End	
Briggs, Gwendolyn	SKL30T	RV	575.00	480.00	0.00	0.00	480.00	0.00	100.00	25.00	02/01/26	08/24/22		01/31/27	
Scharabok, Sally	SKL31D	OO	600.00	505.00	0.00	7.00	512.00	0.00	100.00	50.00	02/01/26	08/24/22		01/31/27	
Hinds, Donald	SKL31T	RV	575.00	575.00	0.00	0.00	575.00	0.00	100.00	20.00	02/01/26	08/24/22		01/31/27	
Sixto, Quintana	SKL32D	RV	575.00	480.00	0.00	0.00	480.00	0.00	100.00	25.00	02/01/26	08/24/22		01/31/27	
Tobin, Thomas	SKL32T	RV	575.00	455.00	0.00	0.00	455.00	-20.00	100.00	50.00	02/01/26	08/01/24		01/31/27	
Washington, Regina	SKL33D	RV	575.00	480.00	0.00	0.00	480.00	0.00	100.00	25.00	02/01/26	08/24/22		01/31/27	
<VACANT>	SKL33T	ABAN	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
Brady, Caberetta	SKL34D	RV	575.00	575.00	0.00	0.00	575.00	0.00	0.00	15.00	02/01/26	02/01/25		01/31/27	
Foreman, Timothy	SKL34T	RV	575.00	575.00	0.00	50.00	625.00	103.09	0.00	25.00	02/01/26	09/03/24		01/31/27	
Miller, Amanda	SKL35D	RV	575.00	550.00	0.00	0.00	550.00	0.00	0.00	25.00	02/01/26	08/16/24		01/31/27	
Byford, Ronda	SKL35T	OO	600.00	505.00	0.00	7.00	512.00	7.00	0.00	50.00	02/01/26	08/24/22		01/31/27	
Hubbard, Aurliah	SKL36D	RV	575.00	550.00	0.00	0.00	550.00	0.00	0.00	25.00	08/01/25	06/01/24		07/31/26	
Norris, Larry	SKL36T	RV	575.00	480.00	0.00	0.00	480.00	0.00	0.00	25.00	02/01/26	08/24/22		01/31/27	
Bashford, Kirsten	SKL37D	OO	600.00	505.00	0.00	7.00	512.00	0.00	0.00	50.00	02/01/26	08/24/22		01/31/27	
Martinez, Pedro	SKL37T	OO	600.00	575.00	0.00	7.00	582.00	0.00	0.00	575.00	11/01/25	11/01/25		10/31/26	
Casey, Darrell	SKL38D	RV	575.00	560.00	0.00	50.00	610.00	833.87	0.00	560.00	05/10/25	05/10/25		05/31/26	
Farley, Dustin	SKL38T	RV	575.00	560.00	0.00	0.00	560.00	-2.24	0.00	560.00	02/21/25	02/21/25		02/20/27	
Lunsford, Shane	SKL39D	POH-R	600.00	500.00	0.00	107.00	607.00	0.00	0.00	-50.00	02/01/26	02/01/24		01/31/27	
Senart, William	SKL39T	RV	575.00	575.00	0.00	0.00	575.00	0.00	100.00	575.00	02/01/26	08/24/22		01/31/27	
Harper, David	SKL40D	RV	575.00	560.00	0.00	0.00	560.00	0.00	0.00	560.00	05/24/25	05/24/25		05/31/26	
<VACANT>	SKL40T	ABAN	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
Harris, Kesia/Spencer	SKL41D	OO	600.00	505.00	0.00	32.00	537.00	-50.00	100.00	50.00	02/01/26	08/24/22		01/31/27	
Rains, Stephen	SKL41T	RV	575.00	480.00	0.00	0.00	480.00	0.00	100.00	25.00	02/01/26	08/24/22		01/31/27	
Alexander, Brandon	SKL42D	RV	575.00	575.00	0.00	0.00	575.00	650.00	0.00	575.00	12/10/25	12/10/25		11/30/26	
Coffey, Edna	SKL42T	OO	600.00	505.00	0.00	32.00	537.00	1,059.00	500.00	505.00	02/01/26	08/24/22		01/31/26	
Mattem, Richard	SKL43D	LTO	600.00	465.00	0.00	107.00	572.00	0.00	0.00	-50.00	02/01/26	11/01/24		01/31/27	
Francis, Chris	SKL43T	OO	600.00	505.00	0.00	32.00	537.00	-373.00	100.00	50.00	02/01/26	08/24/22		01/31/27	
Mason, Luther	SKL44D	RV	575.00	455.00	0.00	0.00	455.00	440.00	0.00	50.00	08/01/25	07/01/24		07/31/26	
Thompson, George	SKL44T	RV	575.00	560.00	0.00	0.00	560.00	0.00	0.00	560.00	07/01/25	07/01/25	07/01/26		07/01/26
Parks, Joe	SKL45D	RV	575.00	480.00	0.00	0.00	480.00	0.00	100.00	25.00	02/01/26	08/24/22		01/31/27	
Johnson, Sharon	SKL45T	OO	600.00	505.00	0.00	7.00	512.00	0.00	250.00	50.00	02/01/26	08/24/22		01/31/27	
Platt, John	SKL46D	RV	575.00	480.00	0.00	0.00	480.00	25.00	100.00	25.00	02/01/26	08/24/22		01/31/27	
Mckenzie, Angelia	SKL46T	OO	600.00	455.00	0.00	7.00	462.00	0.00	100.00	50.00	04/01/25	08/24/22		01/31/27	
Valderas, Vincent	SKL47D	OO	600.00	505.00	0.00	32.00	537.00	0.00	0.00	50.00	02/01/26	05/20/24		01/31/27	
<VACANT>	SKL47T	ABAN	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
Smith, Karrigan	SKL48D	POH-R	600.00	575.00	0.00	57.00	632.00	0.00	575.00	575.00	11/17/25	11/17/25		11/30/26	
Johnson, Patricia	SKL49D	OO	600.00	505.00	0.00	7.00	512.00	0.00	0.00	50.00	02/01/26	08/24/22		01/31/27	
Jordan, Jeffrey	SKL49T	OO	600.00	505.00	0.00	107.00	612.00	0.00	100.00	-50.00	02/01/26	08/24/22		01/31/27	
Shatswell, William	SKL50D	RV	575.00	550.00	0.00	50.00	600.00	0.00	0.00	550.00	10/26/25	10/26/25		10/25/26	
Beasley, Bryan	SKL51D	RV	575.00	575.00	0.00	50.00	625.00	0.00	0.00	50.00	11/01/25	08/23/24		08/22/26	
Mcguinness, Brigette	SKL51T	OO	600.00	505.00	0.00	7.00	512.00	0.00	0.00	50.00	02/01/26	05/16/24		01/31/27	
Marcus, Anthony	SKL52D	POH-R	600.00	600.00	0.00	82.00	682.00	0.00	515.00	50.00	02/01/26	11/08/24		01/31/27	
Mosley, Leonard	SKL53D	RV	575.00	480.00	0.00	0.00	480.00	0.00	100.00	25.00	02/01/26	02/01/23		01/31/27	
Totals for Skyline MHP OKC LLC			25,225.00	20,815.00	0.00	844.00	21,659.00	2,672.72	3,340.00	6,455.00					
Report Totals			25,225.00	20,815.00	0.00	844.00	21,659.00	2,672.72	3,340.00	6,455.00					
Summary															
Detail	Value														
Total Possible Rent	45,795.00														
Vacancy Rent	0.00														
Occupied Unit Rent	45,795.00														
# of Units	97														
Vacant Units	10														
Occupancy	89.69%														

SKYLINE MH / RV COMMUNITY

HOME RENT ROLL

Tenant	Unit	Unit Type	Market Rent	Rent	Vacancy Loss	Misc. Charges	Total Charges	Balance	Security Deposit	Increase Amount	Last Rent Increase	Move In	Move Out	Lease End
Skyline Homes														
King, Andrea	SKL3T-H	LTO	0.00	0.00	0.00	0.00	0.00	79.83	0.00	-340.00	02/01/25	09/01/23		
Obermiller, Brittney	SKL05T-H	LTO	425.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		06/01/25		
Ward, Kameron	SKL6D-H	LTO	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		02/10/26		01/31/27
Jackson, Leroy	SKL8D-H	POH-R	0.00	360.00	0.00	0.00	360.00	0.00	340.00	20.00	02/01/26	02/02/25		02/01/27
Chewning, John	SKL12D-H	POH-R	0.00	400.00	0.00	0.00	400.00	0.00	400.00	400.00	10/01/25	10/01/25		09/21/26
Briggs, Justin	SKL14D-H	LTO	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		03/14/25		
Bowerman, Charley	SKL20D-H	POH-R	315.00	300.00	0.00	0.00	300.00	0.00	300.00	300.00	01/01/26	01/01/26		12/31/26
Otero, Haylee	SKL25D-H	LTO	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		02/02/26		01/31/27
<VACANT>	SKL25T-H	ABAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
<VACANT>	SKL33T-H	ABAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Lunsford, Shane	SKL39D-H	POH-R	440.00	460.00	0.00	0.00	460.00	0.00	925.00	20.00	02/01/26	02/01/24		01/31/27
<VACANT>	SKL40T-H	ABAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Mattern, Richard	SKL43D-H	LTO	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		11/01/24		
<VACANT>	SKL47T-H	ABAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Smith, Karrigan	SKL48D-H	POH-R	375.00	225.00	0.00	0.00	225.00	0.00	225.00	225.00	11/17/25	11/17/25		11/30/26
Marcus, Anthony	SKL52D-H	POH-R	385.00	405.00	0.00	0.00	405.00	0.00	385.00	20.00	02/01/26	11/08/24		01/31/27
Totals for Skyline Homes			2,640.00	2,150.00	0.00	0.00	2,150.00	79.83	2,575.00	645.00				
Report Totals			2,640.00	2,150.00	0.00	0.00	2,150.00	79.83	2,575.00	645.00				
Summary														
Detail	Value													
Total Possible Rent	2,150.00													
Vacancy Rent	0.00													
Occupied Unit Rent	2,150.00													
# of Units	16													
Vacant Units	4													
Occupancy	75.00%													

SKYLINE MH / RV COMMUNITY
SALES INFORMATION

Sales Price.....\$6,195,000

Home Valuation.....\$360,000
16, includes 12 2005-2012

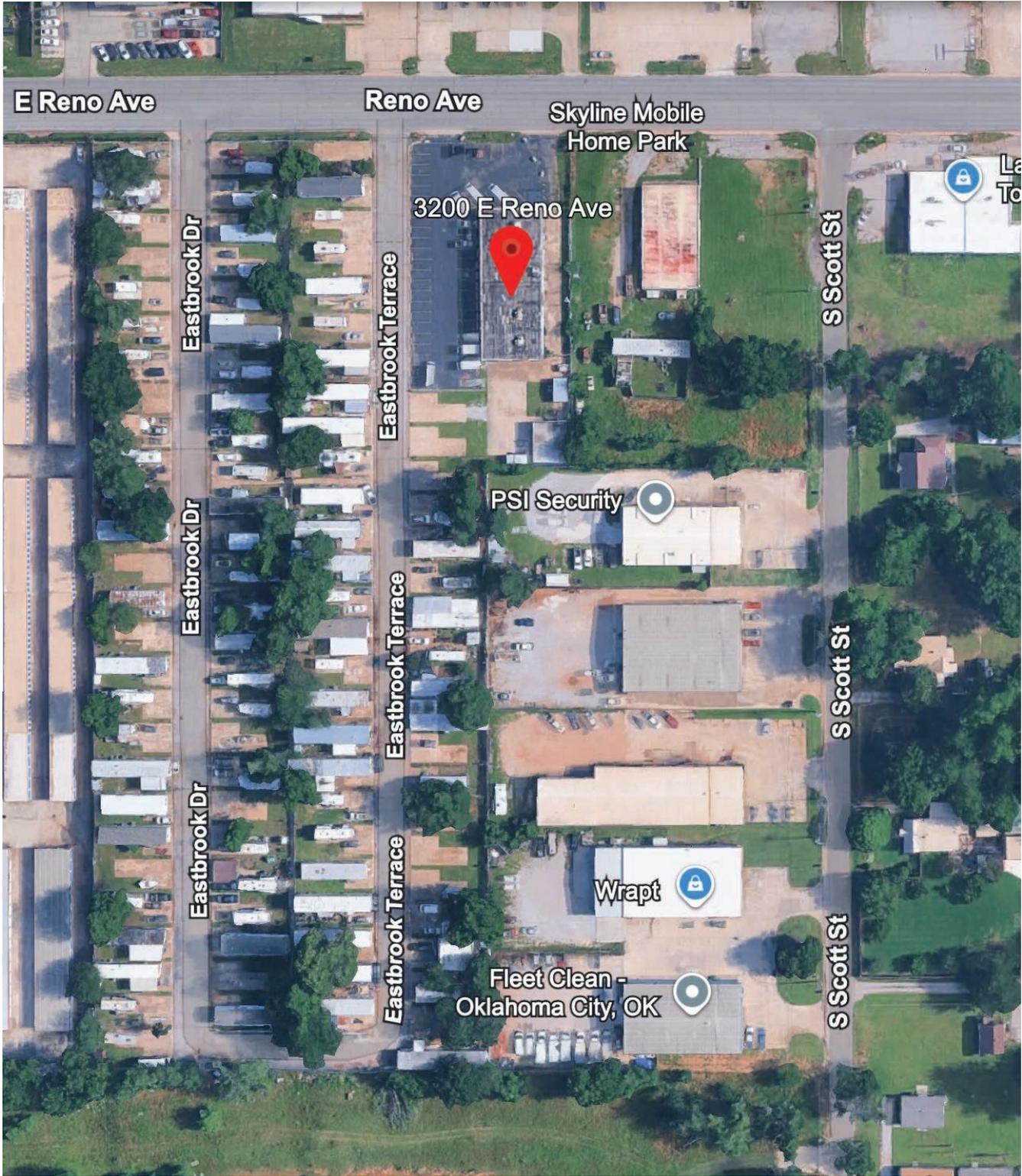
Park Price\$5,835,000

Price/Site.....\$60,154

Cap Rate.....6.92%

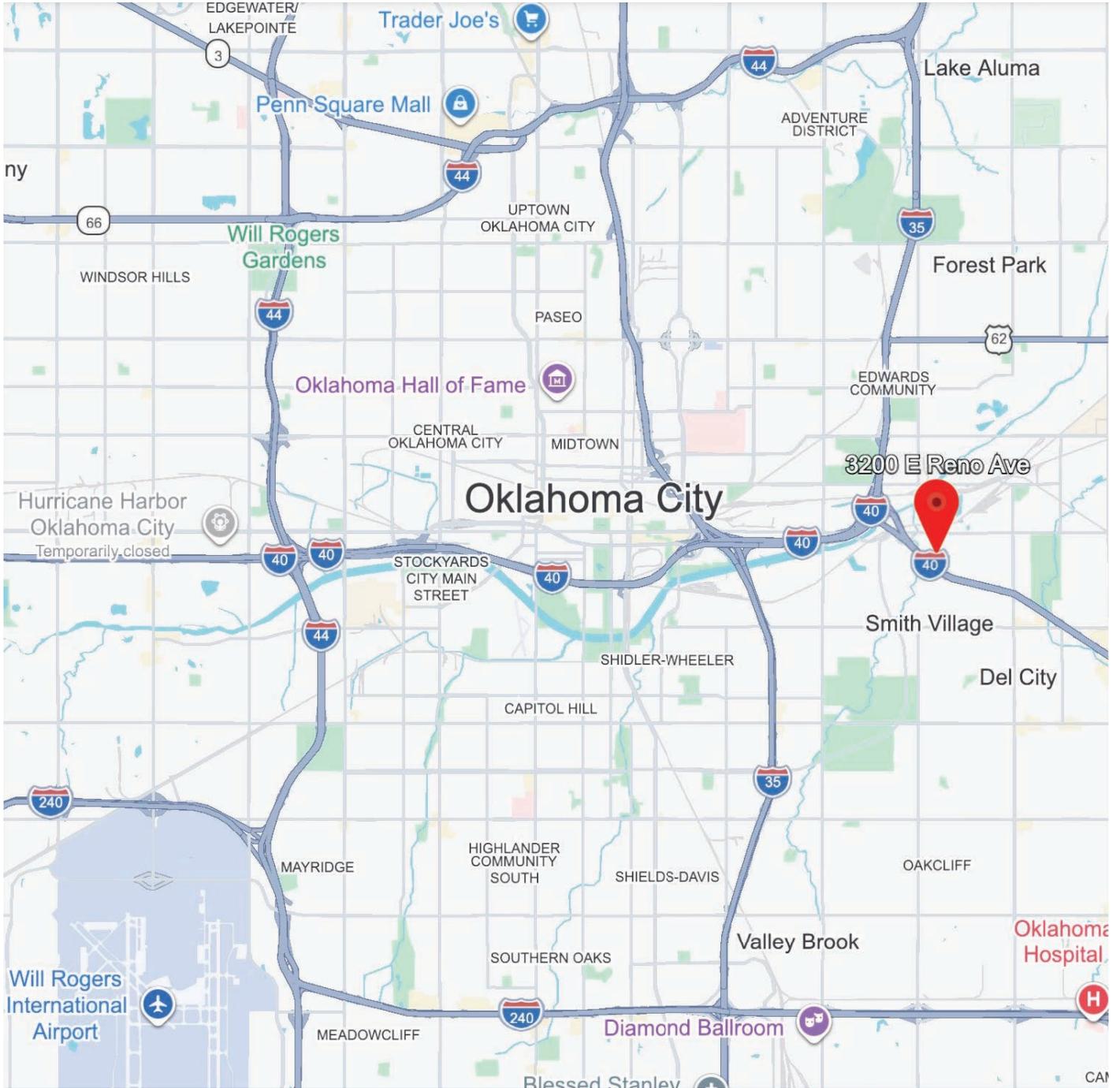
SKYLINE MH / RV COMMUNITY

AERIAL



SKYLINE MH / RV COMMUNITY

MAP



OKLAHOMA CITY

ONE OF THE STRONGEST INVESTMENT MARKETS IN THE U.S.

Oklahoma City is a high-conviction investment market defined by affordability, population growth, and sustained public-private reinvestment. Over the past decade, MAPS initiatives and billions in civic, institutional, and philanthropic capital have accelerated downtown revitalization, transforming the urban core through projects such as Scissortail Park, the Oklahoma City Convention Center, and the continued redevelopment of Bricktown, Midtown, and Automobile Alley. These investments have materially strengthened downtown connectivity, walkability, and long-term demand drivers, particularly in the downtown Oklahoma City area.

The downtown and near-east submarkets benefit from proximity to major employment centers, entertainment venues, and infrastructure, including the Paycom Center, Civic Center Music Hall, First Americans Museum, and the I-35/I-40 corridor.

Supported by a diversified employment base spanning energy, aerospace and defense, healthcare, logistics, and advanced manufacturing, Oklahoma City maintains stable workforce demographics and consistent renter demand. A cost of living well below national averages continues to attract both residents and employers, reinforcing absorption within the affordable and attainable housing segments.

Oklahoma City's pro-business regulatory environment, landlord-friendly statutes, and low operating costs support durable cash flow and attractive risk-adjusted returns. Continued reinvestment by major civic and philanthropic stakeholders signals long-term confidence in the downtown core and supports sustained property value appreciation.

In summary, Oklahoma City's downtown-adjacent submarkets offer a rare combination of affordability, infrastructure-led growth, and institutional-grade fundamentals, positioning assets along the urban core, right where Skyline MH/RV is located, for reliable cash flow and long-term upside.

SKYLINE MH / RV COMMUNITY PHOTOGRAPHY



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